

**4842-4978 Union Centre  
Pavilion Drive  
West Chester, OH  
45069**

**148,436 SF Multi - Tenant  
Retail For Lease**



**EXTERIOR FULLY PAINTED FALL 2023 WITH FRESH UPDATED COLOR PALETTE!**

**AVAILABLE:**

1,600 SF w/immediate occupancy (2 spaces)  
4,000 SF w/30 days' notice (end-cap)  
25K-50K SF w/60+ days' notice

**USES:**

Retail/Office

**OFFERED AT:**

\$16.00 - \$18.00 PSF NNN (negotiable rates on larger spaces)  
Estimated OpEx 2023: \$2.50 PSF  
(\$1.13 PSF CAM, \$0.22 PSF insurance, \$1.15 PSF property taxes)

**LOCATION:**

Located off SR 747 (Princeton Glendale Rd) and Union Centre at signalized intersection w/ multiple entries. 16,450 VPD on Union Centre & 22,730 VPD on SR 747.

**SUMMARY:**

For more than 20 years, Union Centre Pavilion has been the convenient choice for customers to visit for a variety of consumer-related services and goods at the highly-traveled and busy intersection of Union Centre Boulevard and SR 747. Located just minutes from both I-75 and I-275 and with just under 19 acres and 3 direct access points of access to the center, this center has been a main attraction for a diverse mix of local and national tenants. West Chester is also the mid-way point for both major urban markets of Cincinnati and Dayton!

**North Ridge Realty Group**

7182 Liberty Centre Drive, Suite M  
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# OVERVIEW

## MULTI-TENANT RETAIL CENTER FOR LEASE

**YEAR BUILT:**  
2001

**OCCUPANCY:**  
Variety of great options and sizes to fit any retail or office needs

**COLUMN SPACING AND CEILING HEIGHTS IN LARGE BOX SPACE:**  
40' spacing, 20' height in front, 18' middle, 17' in rear. 13'2" height to HVAC

**PROPERTY INFO:**

- High visibility at signalized intersection
- Minutes to I-75 & I-275
- Ample & convenient parking
- No earnings tax in Ohio's largest township (64K+)
- 1 pylon sign on Union Centre w/LED messaging and 1 pylon sign at the corner of Union Centre and SR 747
- Located across the street from the West Chester Trade Center development

### PROPERTY HIGHLIGHTS

- High visibility at signalized corner
- Daily traffic counts 22,730 on SR 747 & 16,450 on Union Centre
- Minutes to both I-75 and I-275
- 815+ parking spaces

### PROPERTY SUMMARY

Join Co-Tenants in this high-traffic retail center such as H&R Block, Ohio BMV, Mike's Car Wash, West Chester Antique Mall, Farmers Insurance, Lori's Roadhouse, Laptop on Call and many more!



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# AERIAL MAP

MULTI-TENANT  
RETAIL CENTER FOR  
LEASE



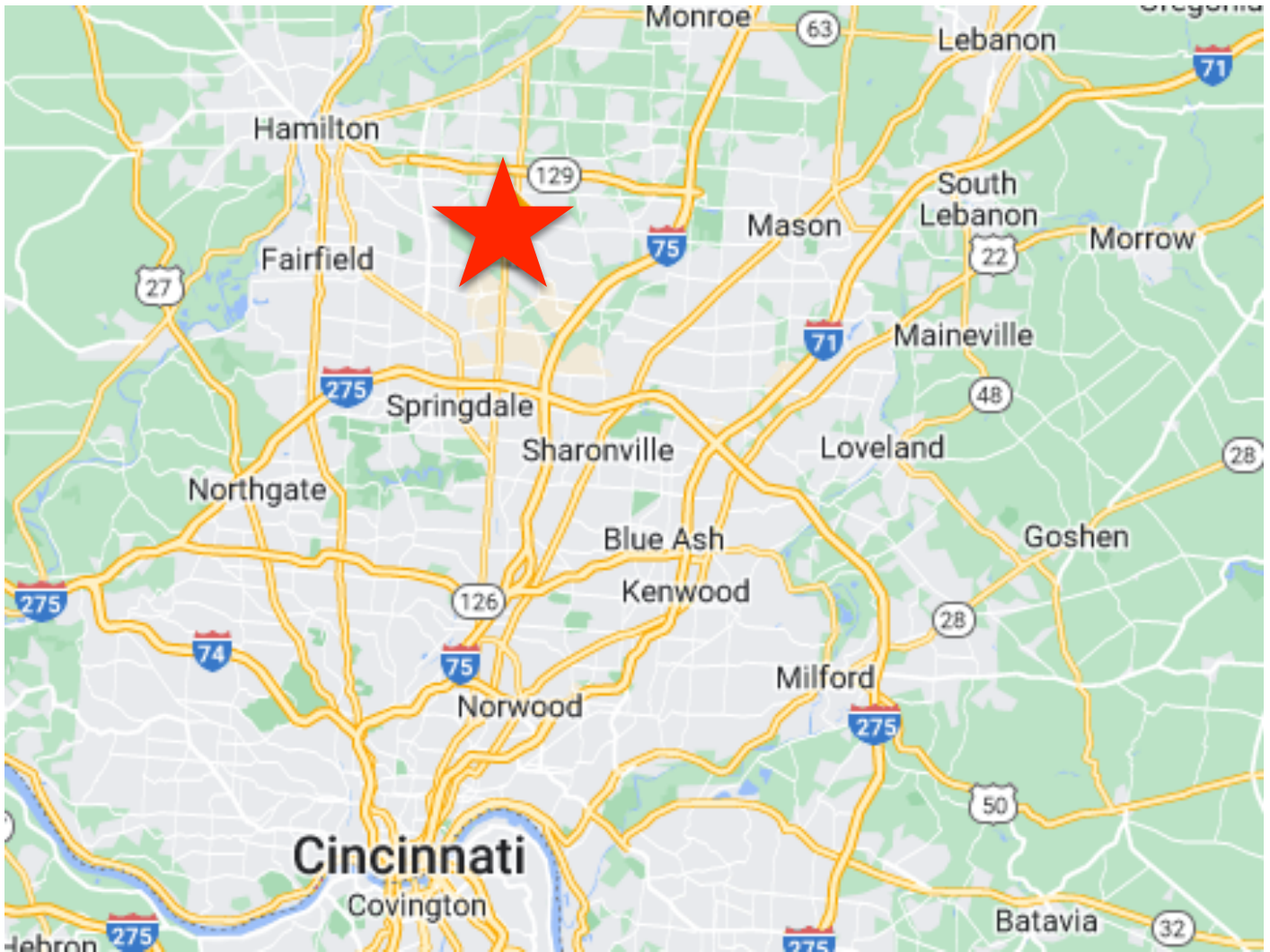
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# STREET MAP

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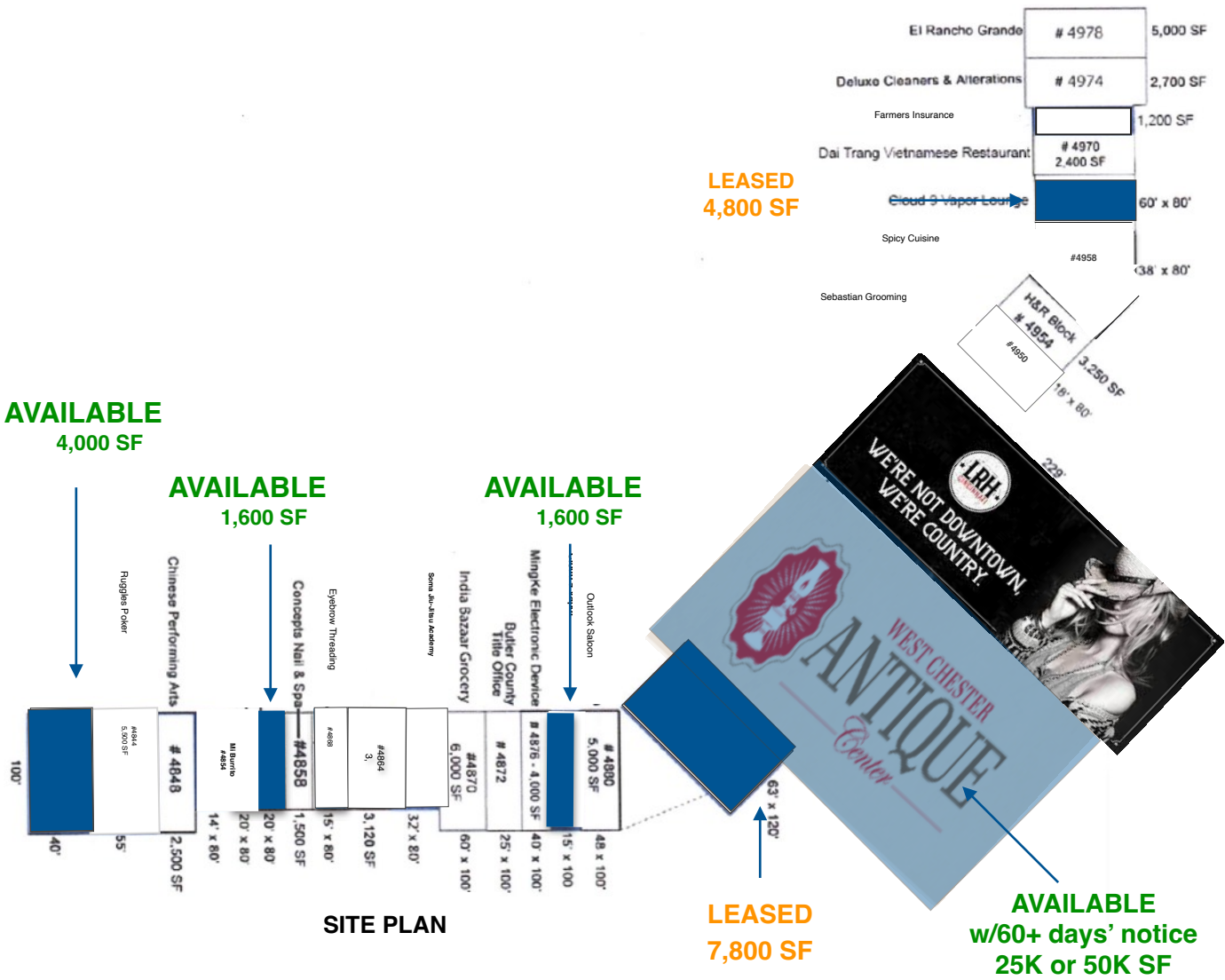
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# SITE MAP

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# DEMOGRAPHICS

## MULTI-TENANT RETAIL CENTER FOR LEASE

<b>Union Centre Pavilion</b>				
4842-4978 Union Centre Pavilion Dr, West Chester, OH 45069				
Building Type: <b>General Retail</b>				
Secondary: <b>Storefront</b>				
<b>Radius</b>	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2028 Projection	5,490	44,433	151,014	
2023 Estimate	5,383	43,430	147,652	
2010 Census	5,012	39,668	134,856	
Growth 2023 - 2028	1.99%	2.31%	2.28%	
Growth 2010 - 2023	7.40%	9.48%	9.49%	
<b>2023 Population by Hispanic Origin</b>	790	4,207	13,157	
<b>2023 Population</b>	5,383	43,430	147,652	
White	3,314 61.56%	30,458 70.13%	104,489 70.77%	
Black	942 17.50%	6,578 15.15%	26,976 18.27%	
Am. Indian & Alaskan	26 0.48%	196 0.45%	612 0.41%	
Asian	945 17.56%	4,918 11.32%	10,848 7.35%	
Hawaiian & Pacific Island	29 0.54%	164 0.38%	475 0.32%	
Other	127 2.36%	1,116 2.57%	4,252 2.88%	
U.S. Armed Forces	0	43	80	
<b>Households</b>				
2028 Projection	2,194	16,208	56,702	
2023 Estimate	2,143	15,796	55,360	
2010 Census	1,956	14,201	50,243	
Growth 2023 - 2028	2.38%	2.61%	2.42%	
Growth 2010 - 2023	9.56%	11.23%	10.18%	
Owner Occupied	1,169 54.55%	11,654 73.78%	38,112 68.84%	
Renter Occupied	974 45.45%	4,143 26.23%	17,248 31.16%	
<b>2023 Households by HH Income</b>	2,143	15,796	55,359	
Income: <\$25,000	354 16.52%	1,585 10.03%	6,779 12.25%	
Income: \$25,000 - \$50,000	269 12.55%	2,128 13.47%	8,975 16.21%	
Income: \$50,000 - \$75,000	448 20.91%	2,482 15.71%	9,785 17.68%	
Income: \$75,000 - \$100,000	77 3.59%	1,455 9.21%	7,304 13.19%	
Income: \$100,000 - \$125,000	366 17.08%	2,309 14.62%	6,945 12.55%	
Income: \$125,000 - \$150,000	166 7.75%	1,153 7.30%	3,778 6.82%	
Income: \$150,000 - \$200,000	170 7.93%	2,237 14.16%	6,295 11.37%	
Income: \$200,000+	293 13.67%	2,447 15.49%	5,498 9.93%	
<b>2023 Avg Household Income</b>	\$108,951	\$123,267	\$104,523	
<b>2023 Med Household Income</b>	\$75,162	\$102,685	\$82,326	

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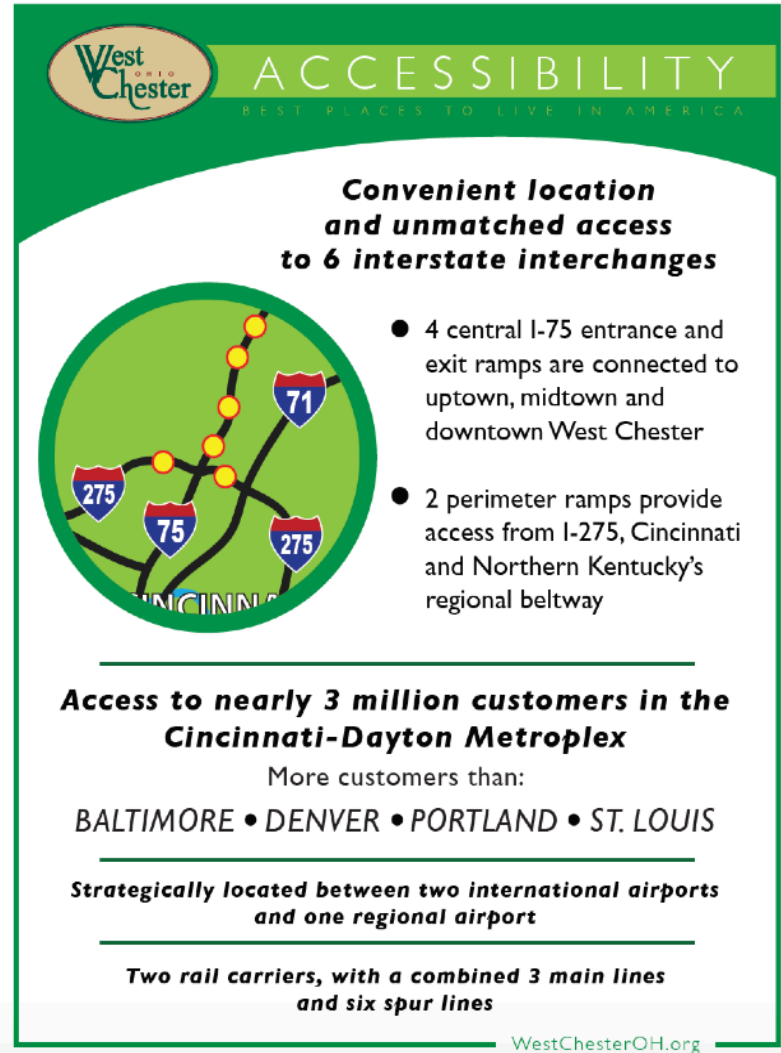
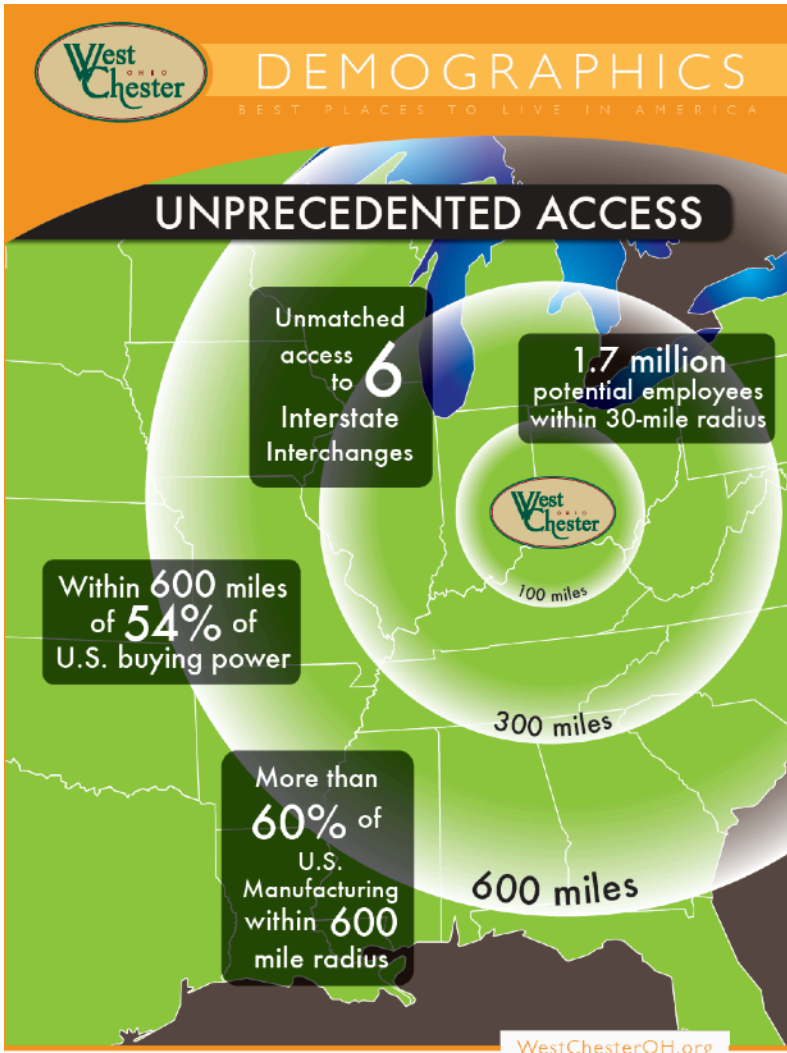
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# Why West Chester?

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